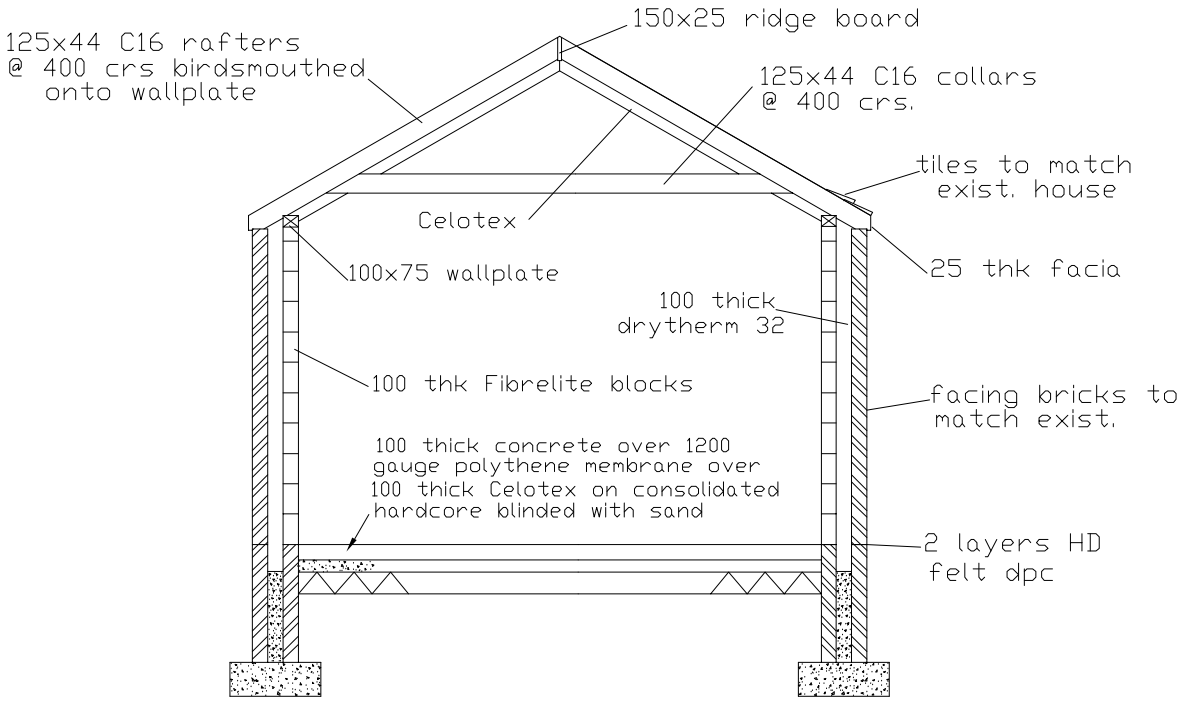
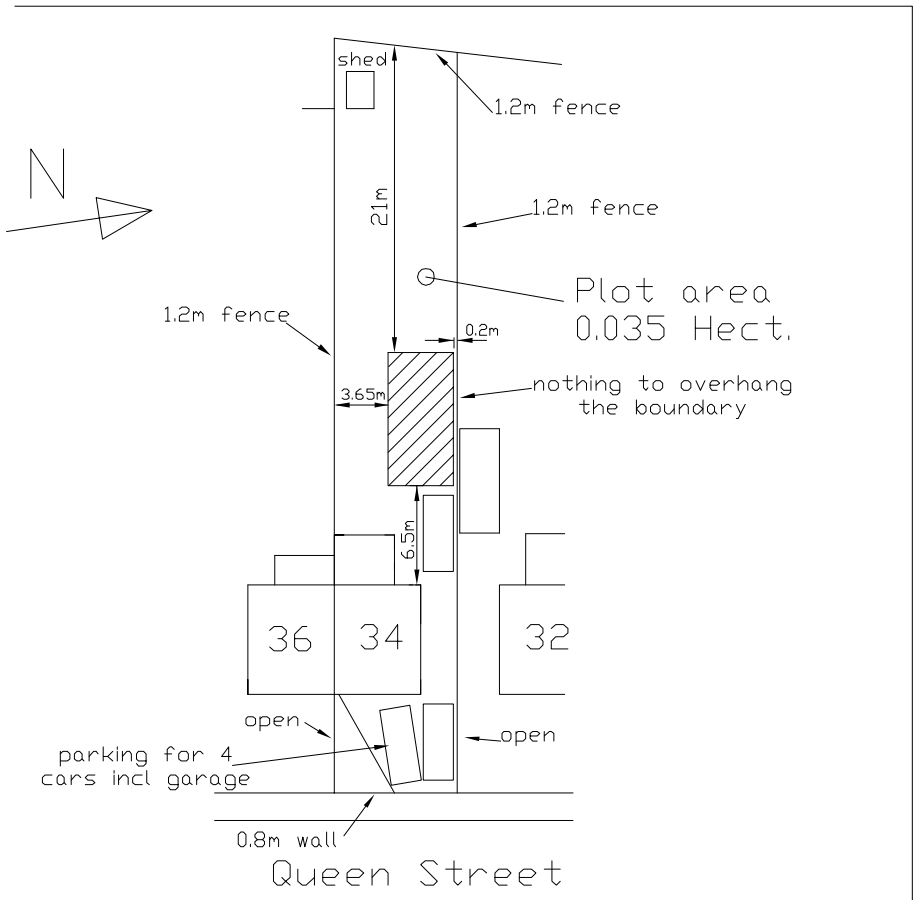


Typ. Section

Scale 1=50



As measured on site.

BLOCK PLAN

SCALE:- 1=500

NOTES

Foundations– 225 thk concrete strip footings with 150 spread either side of walls min. 1m deep to give a stable foundation on a suitable load bearing strata, to the satisfaction of the building Inspector. Trench fill footing to neighbours side.

D.P.C.– Two layers HD felt min 150 above ground level. Felt to all window heads & jambs.

Floor– Min 100 concrete on 100 thk load bearing Celotex on 1200 gauge polythene membrane taken into inner wall dpc all on consolidated hardcore blinded with sand, to level with exist.

Walls– Inner skin of cavity walls above dpc to be 100 thk thermalite blocks. 100 thick dritherm 32 fixed to blocks inside cavity. Outer skin to be red coloured facing bricks to match exist.

Cavity to be closed at eaves. Inner & outer skins to be tied together with SS wall ties @ 750 crs horizontal & 450 crs vertical, staggered & 300 crs vertical at reveals.

Cavities to be closed with proprietary insulated cavity closers at reveals. Catnic lintels over window & door openings min. bearing 150 at ends.

Roof– Tiles type & colour to match exist. roof on 30x25 laths on reinforced roofing felt on 125x44 Gr C16 rafters @ 400 crs birdsmouthed onto 100x75 wall plates secured to walls by 30x5 galv. steel anchors @ 1800 crs, 125x44 C16 collars @ 400 crs, 150x50 ridge board.

Insulation– Sloping ceiling to have 75 thk Celotex between rafters & 70 across with bonded plasterboard & skim finish. Lintels cavity filled with fibreglass to prevent cold bridging.

Ventilation– Trickle ventilation to new room min 8000sq.mm with flap.

Drainage– Rainwater to run into exist rw system, or to new soakaway min 5m from building. Any new drains to be in 100 dia upvc drain on pea gravel, min fall 1 in 100.

Any drains passing thro' walls below ground level to be bridged with lintels.

Any new manholes to be constructed in 225 thick class B engineering bricks, built on 150 thick concrete smoothly benched, fitted with galvanised steel cover.

Glazing– All new double glazing to be 16mm air space, Argon filled, with 4mm glass, with low–E soft coating to achieve 1.6 W/m2K U value. Safety glazing to BS 6206 to be used in doors, also windows or panels with sills below 800mm. Doors & windows to be draught sealed & external reveals to be mastic sealed. Openable vent to rooms 1/20th floor area.

Electrics– New lighting & power to be to clients requirements using energy efficient fittings. Electrical work will be carried out by a competent Electrician and will comply with Approved Document P, a Test Certificate will be supplied on completion of works.

Party Wall Act form to be given to neighbour and plans shown & discussed.

GARAGE FLOOR AREA = 27.5 sq.m

A3

FOR MR P. WINSON 34 QUEEN ST, WAINGROVES, DERBYS,	Plan No.– SC 0316/350 Steve Charlton. 0115 9171911	SHEET 4 of 4

17/05/21

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